

PINE & FLYNN DEVELOPMENT

COA LEVEL II

ARCHITECT

JRMA DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBURNE VERMONT
802 985 9363

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CIVIL ENGINEERING

SUMMIT ENGINEERING
1233 Shelburne Road
South Burlington, Vermont
658 - 5588

STRUCTURAL ENGINEERING

j.e BAKER ENGINEERING, PC
7 Cedar Glen North
South Burlington
318 - 1080

GENERAL CONTRACTOR

WRIGHT AND MORRISSEY, INC
99 Swift Street
South Burlington
863 - 4541

DRAWINGS

REFERENCE

- R-1 VICINITY MAP
- R-2 CONTEXT PHOTOS
- R-3 EXISTING DESIGN PRECEDENT

DESIGN OBJECTIVES

- D-1 DESIGN OBJECTIVES

CIVIL ENGINEERING

- EC-1 EXISTING CONDITIONS
- SP-1 PROPOSED SITE PLAN
- D-1 SITE DETAILS
- D-2 EROSION CONTROLS

ARCHITECTURE

- | | | | |
|------|----------------------------|--------|-----------------------------|
| LP-1 | LANDSCAPE PLAN | A400 | WEST ELEVATION |
| A200 | FOUNDATION PLAN | A400-1 | WEST ELEVATION W. SCREENING |
| A201 | GROUND FLOOR PLAN | A400-2 | SCREENING STUDY |
| A202 | 2 nd FLOOR PLAN | A401 | EAST ELEVATION |
| A203 | 3 rd FLOOR PLAN | A402 | SOUTH ELEVATION |
| A204 | ROOF PLAN | A403 | NORTH ELEVATION |
| A205 | ROOF PLAN w. Screening | A450 | SECTION |
| A-RE | RENDERING | A700 | WALL SPECIFICATION |

DRAWINGS

DRAWINGS	PERMIT STAGE	CONSTRUCTION DRAWINGS
CONCEPTUAL <input type="checkbox"/>	SKETCH / DISCRETIONARY <input type="checkbox"/>	25 % COMPLETE <input type="checkbox"/>
SCHEMATIC <input type="checkbox"/>	PRELIMINARY <input type="checkbox"/>	50 % COMPLETE <input type="checkbox"/>
DESIGN DEVELOPMENT <input checked="" type="checkbox"/>	FINAL <input checked="" type="checkbox"/>	75 % ISSUE FOR BID <input checked="" type="checkbox"/>
	ACT 250 <input type="checkbox"/>	100 % COMPLETE <input type="checkbox"/>

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APR 28 2015

PINE & FLYNN DEVELOPMENT | SKETCH PLAN REVIEW

PROJECT NAME	PINE & FLYNN DEVELOPMENT
PROJECT ADDRESS	316 – 322 FLYNN AVENUE
TAX PARCEL NUMBER	057-4-066-000
OWNERS SIGNATURE	
NAME OF APPLICANT	MICHAEL F. ALVANOS C/O G & C PROPERTIES
MAILING ADDRESS	90 SETH CIRCLE, WILLISTON, VERMONT 05495
TELEPHONE NUMBER	802 343 6789
E – MAIL	MICHAEL @ ALVANOSPMG.COM
LEAD ARCHITECT	WILLIAM JOHN ROONEY JRMA DESIGN STUDIO
TELEPHONE NUMBER	802 985 9363

DESCRIPTION

The project site is situated along the eastern side of Pine Street and along the northern part of Flynn Avenue at its respective corners. The site is currently occupied by three (3) separate structures. First, a commercial store and deli, a three (3) unit residential building and a garage that houses a recycling center for the store/deli. The proposed development program includes the demolition of the existing store/deli and the garage that houses the recycling center. A new mixed use structure will be erected on site that will house a ground level commercial, replacing and reintroducing the store and adding new office space to the lower level. Above the commercial 2 levels of residential apartments will provide much needed housing to this area.

NOTEABLE IMPROVEMENTS

ENGLESBY STORMWATER IMPROVEMENTS

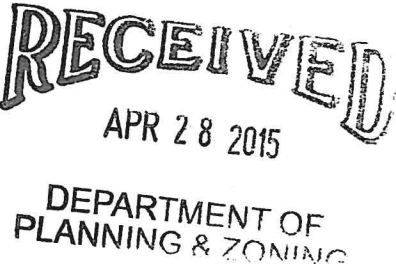
One of the goals of this project is the improvement of the Englesby Brook Storm Water Management system. Improvement on the land will allow all the storm water to be either infiltrated through improved landscaping, or, via an underground retention system that will house and treat all stormwater prior to discharge back into the ecosystem.

ENERGY EFFICENCY THROUGH MIXED-USE

Prior to submitting this project, Michael Alvanos and Eric Hoekstra, spearheaded a zoning change through the Burlington Planning Commission to provide the local residences improved zoning laws that would support mixed-use developments. Mixed-Use Development and infill design are cornerstones to improved energy efficiency.

UPDATED ARCHITECTURAL VENACULAR

The "South-End" of Burlington over the last 20 years has seen increased commercial development. With Dealer.Com, Burton Snowboards and Champlain College offering over 500 jobs, the demand to live close to where one works becomes a valuable asset to keeping these jobs local. The design of the building will adhere to the architectural vernacular created by these local businesses.



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Stantec Preliminary Report
Pine & Flynn Development | JRMA Design Studio
June 2014

ITEM	VALUE	SOURCE
Existing (2003) PM Peak Hour Entering	Volume 1280	Champlain Parkway EIS Figure 3-3
Proposed Dwelling Units	9 New 3 Existing (12 Total)	JRMA Design Studio
PM Peak Hour Trips per Unit	0.62	ITE Trip Generation Land Use Code 220, Apartments
Expected Residential PM Peak Trips	10.54	
Net Proposed Commercial/Office Space (SF)	1130	JRMA Design Studio
PM Peak Hour Trips per KSF	1.49	ITE Trip Generation Land Use Code 710, General Office
Expected Commercial PM Peak Trips	4.47	
Total Expected PM Peak Trips	15.01	
Percentage of Trips Using Intersection	50%	Stantec assumption (traffic oriented to Pine St-North and Flynn Ave-East may not need to use intersection)
PM Peak Trips Added to Intersection	8	
Percentage Change in Intersection Volumes	0.6%	





1. EXISTING DELI (PINE ST. DELI)
2. CHAMPLAIN SCHOOL
3. ST. ANTHONY'S CHURCH & OFFICE
4. HOWARD CENTER



Existing Context

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building

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EXISTING DESIGN PRECEDENT

1. MALTEX BUILDING (PINE ST.) AIA AWARD RECIPIENT*
2. BURLINGTON ELECTRIC (PINE ST.)
3. BURTON SNOWBOARDS (INDUSTRIAL DR.)
4. BURLINGTON PUBLIC WORKS (PINE ST & LAKESIDE)
5. CHAMPLAIN COLLEGE (LAKESIDE)
6. FLYNN AVE. CO-OP (FLYNN AVE)

NOTABLE DESIGN ELEMENTS

1. Use of Metal & Glass
2. Flat or Low Pitch Roof
3. Use of Masonry (Brick)
4. Integration of Landscape Elements
5. Large (over 20,000 S.F +/-) Buildings where the height is at or over 35'-0"



DESIGN OBJECTIVES

1. DESIGN A RELATIONSHIP BETWEEN THE SIDEWALK AND THE STREET

The Streetscape along Flynn Ave is characterized by the mature tree canopy that is consistent along most of Flynn Ave to the north and south sides all the way to its terminus at Oakledge Park. We see a typical sidewalk width of 5' – 0"

The Pine Street Streetscape, towards the South End, is characterized by mainly larger buildings with little vegetation that protects the pedestrian from the street. Fewer plantings and minimal setbacks to commercial spaces

The ability to wrap the landscape into the design will remain a high priority. Tree plantings along Pine Street & Flynn Ave should protect the building and pedestrians from weather and provide shade during summer seasons.

2. CREATE A VISUALLY INTERESTING ELEVATION

The South End of Burlington, has been, and continues to be the location and heart of the Burlington Arts District. With the success of First Friday, and the annual Art Hop, the ability to support these events through visually interesting architecture become a main design goal. Moreover, Professional Design Firms, Engineering, Computer Science, Web-Site Design and Marketing firms all call the South End of Burlington Home. The Design must remain sensitive to the existing residential program yet also continue to strengthen the creative nature of the South End. A major component to this is how the West & South Elevation are treated along with the Material Selection of the Building.

3. SUPPORT A VARIETY OF MIXED-USE

The South End is a notable community that is truly mixed use. Its location near the Burlington Bike Path, Schools, Cafes, Shopping Centers and major transportation routes requires the building to be designed with multiple programs to meet the needs of the community. Any other approach would fail to recognize its strategic position and miss a valuable opportunity for smart growth as listed in the Comprehensive Development Plan for Burlington.

Also, the Burlington Planning Commission supported a change of zoning for this property and others in the hopes of providing greater Mixed-Use potential to a valuable corner in Burlington Vermont.

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D-1



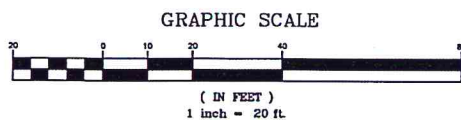
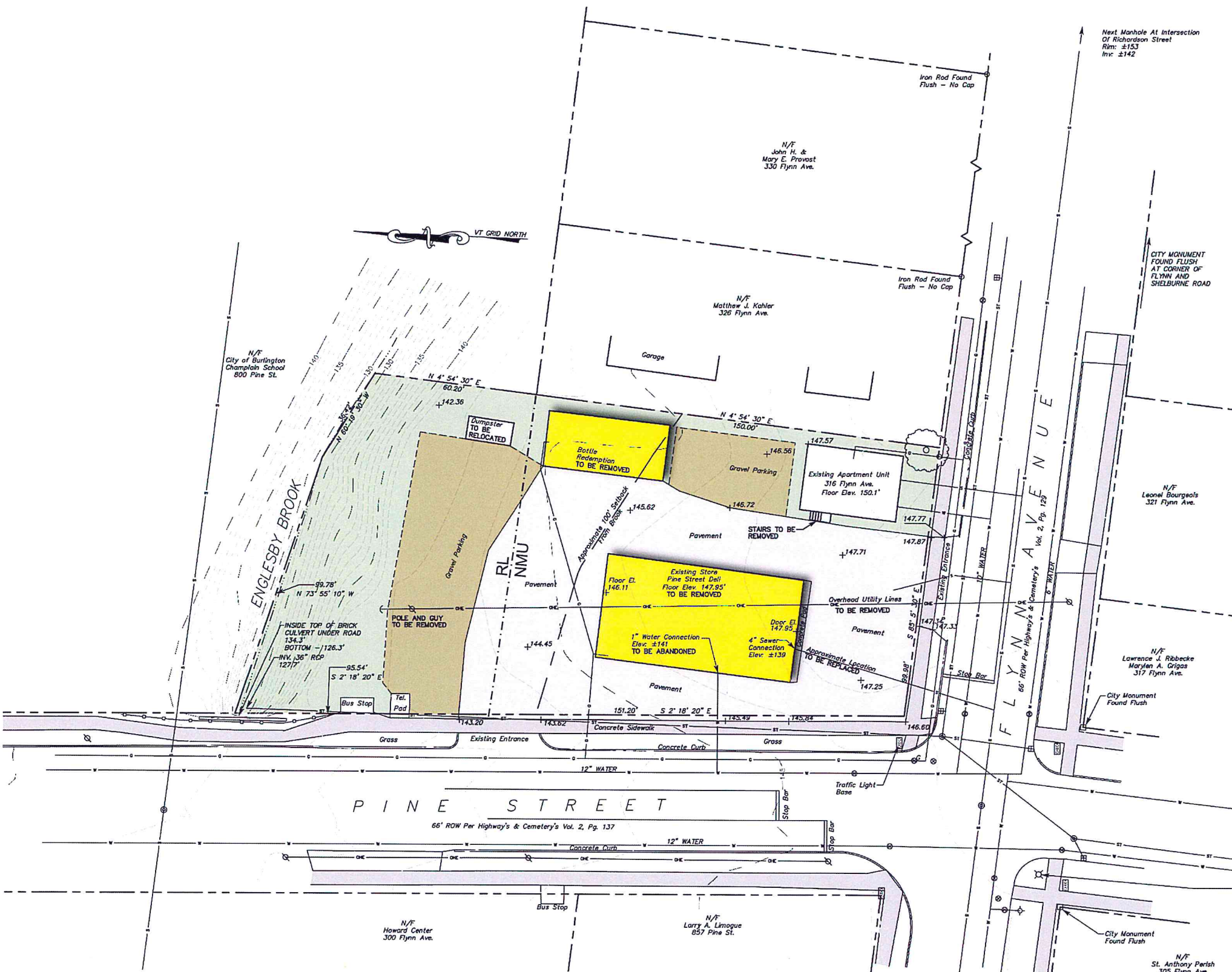
Existing Conditions

Notes:
It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.

The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.

Underground locations shown are drawn from structure to structure or located per City Public Works plans.

All utility services enter this lot through a public right-of-way or recorded easement(s).



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Owner of Record
G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-066-000
Bk. 1151, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,006 SF License From City
Total 26,426 SF (0.474 Acres)

Location Map



Areas			
Total Lot	26,427.9 s.f.	0.61 acre	100%
Paved Area	10,143.7 s.f.	0.23 acre	38.4%
Gravel Parking	4,355.0 s.f.	0.10 acre	17.2%
Building Area	4,741.5 s.f.	0.11 acre	17.9%
Total Impervious	19,440.2 s.f.	0.45 acre	73.6%
Pervious Area	6,987.6 s.f.	0.16 acre	26.4%

LEGEND

	Property/R.O.W. Line
	Proposed Property Line
	Overhead Utility Line
	Gas Line
	Water Line
	Sanitary Line
	Storm Line
	Utility Pole
	Concrete Monument
	Rebar Found
	Storm Catch Basin
	Gate Valve
	Manhole
	Gas Valve
	Traffic Light Base
	Spot Elevation

Reference Plans

1. "Englesey Farm" plan of the former Flynn Estate property by A.R. Dietz, CE dated May, 1893 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
 2. "Plot of Survey - BCCOH Realty, LLC" by Civil Engineering Assoc., Inc. dated 12/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
 3. "Property Survey Plot - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11
- Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1893 plan shows the easterly line of this property as being parallel with Shelburne Road which coincides with apparent usage.*

Horizontal and Vertical Information shown hereon are related to NAD 83(2007) and NAVD 88 datums based upon this Station "ANTHONY" and upon Station "PUMP STA PINE" located on the easterly side of Pine St. opposite Lakeside Ave.

"ANTHONY" Elevation = 111.29' NAVD 88

"ANTHONY" Elevation = 111.29' NAVD 88

ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrma designstudio.com

JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELBURNE VERMONT

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



STAMP



Issue	Date	Issue	Date

Project _____

Drawing Title **EXISTING CONDITIONS PLAN**

Project No. 8163 Drawn By: BEG Date: 2/10/15 Scale: 1"=20'

Floor(s) _____

Drawing No. _____

EC1

G&C Properties LLC
316-322 Flynn Avenue, Burlington, VT
Water and Sanitary Sewer Basis of Design
December 4, 2014

Existing Water/Sewer Design Flow

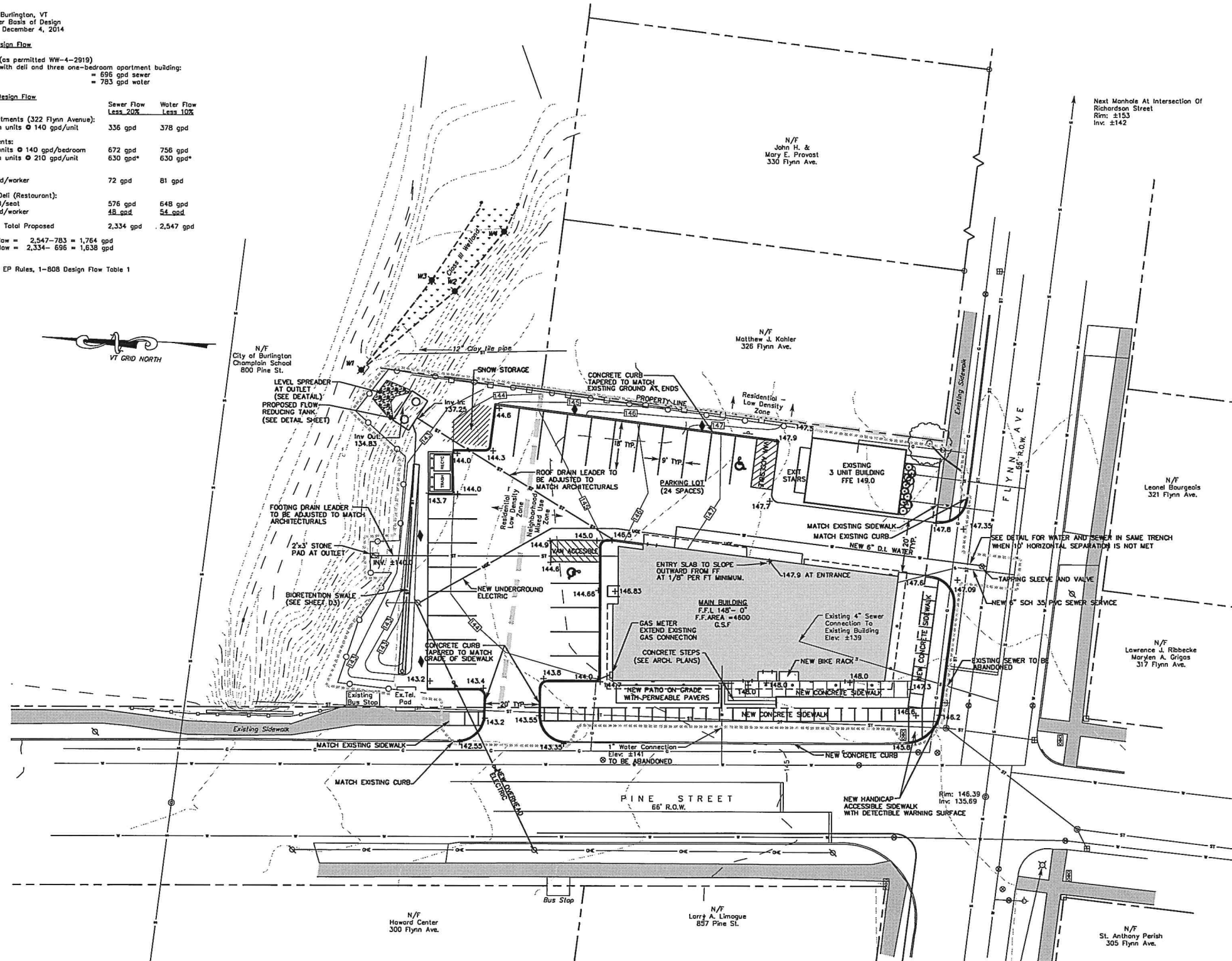
Water and Wastewater: (as permitted WW-4-2919)
Convenience store with deli and three one-bedroom apartment building:
= 695 gpd sewer
= 783 gpd water

Proposed Water/Sewer Design Flow

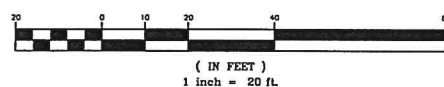
	Sewer Flow Less 20%	Water Flow Less 10%
Existing Residential Apartments (322 Flynn Avenue): Three one-bedroom units @ 140 gpd/unit	336 gpd	378 gpd
New Residential Apartments: Six one-bedroom units @ 140 gpd/bedroom Three two-bedroom units @ 210 gpd/unit	672 gpd 630 gpd*	756 gpd 630 gpd*
Office Space: 8 Workers @ 15 gpd/worker	72 gpd	81 gpd
Convenience Store and Deli (Restaurant): 24 seats @ 30 gpd/seat 4 workers @ 15 gpd/worker	576 gpd 60 gpd	648 gpd 60 gpd
Total Proposed	2,334 gpd	2,547 gpd

Increase in water flow = 2,547-783 = 1,764 gpd
Increase in sewer flow = 2,334-695 = 1,638 gpd

*No reduction taken per EP Rules, 1-808 Design Flow Table 1



GRAPHIC SCALE



Notes:

It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.

The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.

Underground locations shown are drawn from structure to structure or located per City Public Works plans.

All utility services enter this lot through a public right-of-way or recorded easement.

Class Three wetland delineated by Jeffrey Severson, Principal Ecologist from Oakledge Environmental Services, Inc. on 7/8/11. Wetland delineation and Class Three wetland designation reviewed and approved by Julie Foley, ANR District Wetlands Ecologist on 7/12/11. Field located from flag W1 found 3/6/15 by Summit Engineering, and flags W2-W4, which identify approximate wetland boundary locations re-established by Jeffrey Severson on 3/6/15.

Reference Plans

- "Engleby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
- "Plot of Survey - BODH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Side 419B of the Burlington City Land Records
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Note: Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Owner of Record

G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-066-000
Bk. 1151, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,008 Sq. Ft. (0.230 Acres)
Total 26,428 SF (0.607 Acres)

Total Existing Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	14,597 s.f.	0.34 acre	55.6%
Building Area	4,742 s.f.	0.11 acre	18.0%
Total Coverage	19,339 s.f.	0.45 acre	73.6%
Total Pervious	6,985 s.f.	0.16 acre	26.4%

Total Proposed Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	11,101 s.f.	0.25 acre	42.0%
Building Area	6,119 s.f.	0.14 acre	23.2%
Total Coverage	17,220 s.f.	0.40 acre	65.2%
Total Pervious	9,204 s.f.	0.21 acre	34.8%

Lot Coverage Low Density Residential (RL) Zone			
Existing		Proposed	
Total Area	10,003 s.f.	10,003 s.f.	100%
Paved Area	4,381 s.f.	3,039 s.f.	30.4%
Building Area	4,601 s.f.	6,119 s.f.	37.3%
Total Coverage	4,381 s.f.	3,039 s.f.	30.4%

Lot Coverage Neighborhood Mixed Use (NNU) Zone			
Existing		Proposed	
Total Area	16,421 s.f.	16,421 s.f.	100%
Paved Area	10,339 s.f.	8,062 s.f.	49.1%
Building Area	4,601 s.f.	6,119 s.f.	37.3%
Total Coverage	14,939 s.f.	14,181 s.f.	86.4%

Proposed Gross Floor Area 19,180 s.f. FAR = 1.17 (N NNU ZONE)

SITE INFORMATION

Zone: RL Residential Low Density/NMU Neighborhood Mixed Use

Existing Dwelling Units: 3

Proposed Dwelling Units: 12

Parking District: Shared Use

21 Spaces Required

Proposed Parking Spaces 24 (2 Van-Accessible Handicap Included)

Location Map



LEGEND

- Property/R.O.W. Line
- Proposed Property Line
- Overhead Utility Line
- New Underground Utility Line
- Gas Line
- Existing Water Line
- New Water Line
- Sanitary Line
- Storm Line
- New Fence
- Proposed Silt Fence
- Construction Limits

- Class III Wetland
- Existing Contours
- Proposed Contours
- Utility Pole
- Concrete Monument
- Rebar Found
- Catch Basin
- Gate Valve
- Manhole
- Gas Valve
- Traffic Light
- Existing Spot Elevation
- Proposed Spot Elevation
- Proposed Light Pole
- Proposed Catch Basin

ARCHITECT

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CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING, INC.
Engineers • Surveyors • Planners • Landscape Architects
1239 Shelburne Road, CT
South Burlington, VT 05403
(802) 248-2448

STAMP



Issue Date Issue Date

Project

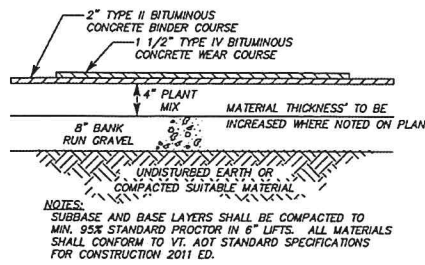
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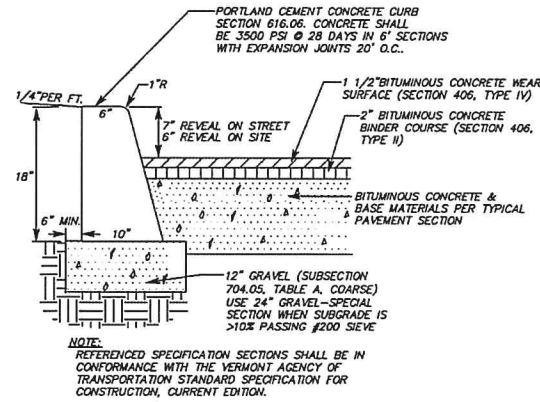
Floor(s)

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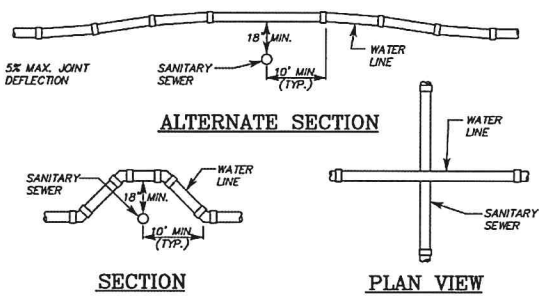
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TYPICAL PAVEMENT SECTION
N.T.S.



CURB AND PAVEMENT TYPICAL
N.T.S.

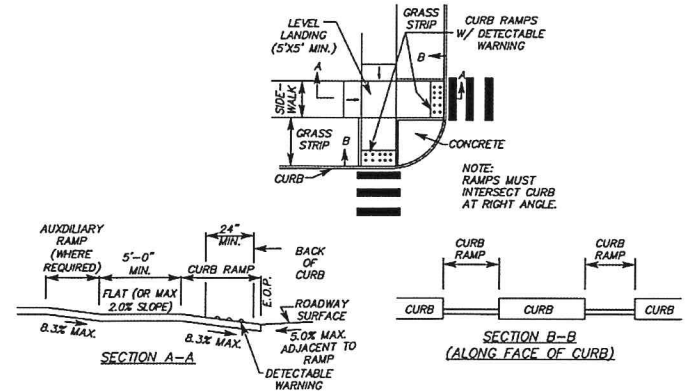


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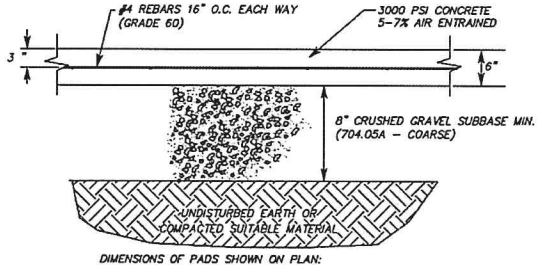
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PLAN VIEW

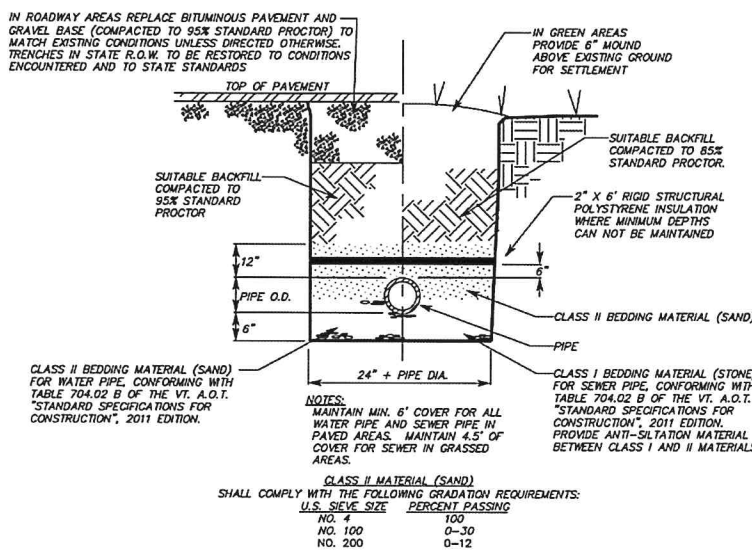
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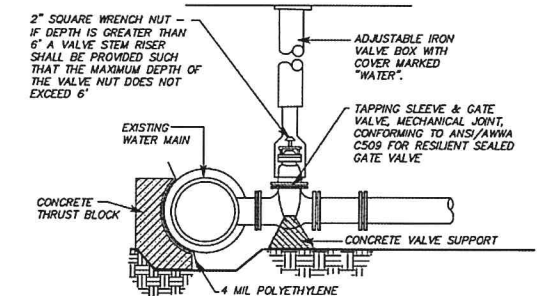
SIDEWALK RAMP DETAIL
N.T.S.



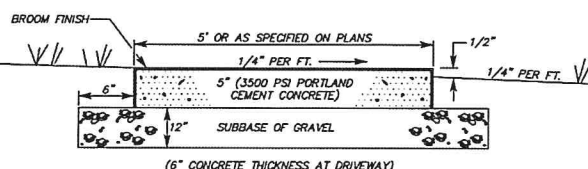
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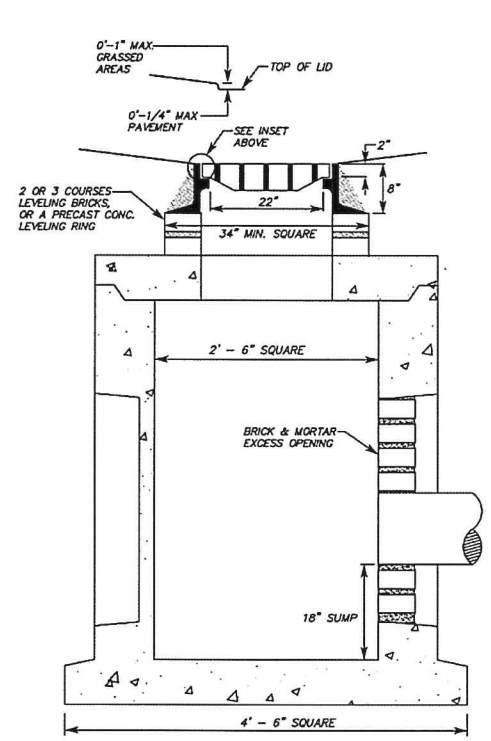
TRENCH TYPICAL
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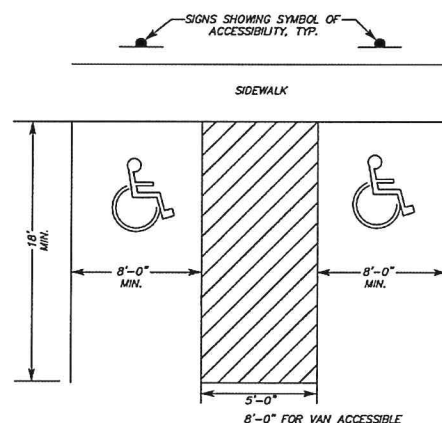
TAPPING SLEEVE AND VALVE
N.T.S.



SIDEWALK TYPICAL
N.T.S.



TYPICAL CATCH BASIN
N.T.S.



HANDICAP PAVEMENT MARKING DETAIL
N.T.S.

WATER LINE INSTALLATION AND TESTING

- BEFORE CONSTRUCTION OF ANY UTILITIES OR IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL WATER DEPARTMENT IN WRITING, OF THEIR INTENT TO PROCEED AND SHALL ARRANGE FOR A MEETING WITH THE DEPT., THE ENGINEER, AND THE CONTRACTOR TO DISCUSS THE PROJECT.
- ALL WATER MAINS, FITTINGS, APPURTENANCES, AND OTHER MATERIALS AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND TOWN CODES, STANDARDS, AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THESE CONSTRUCTION DETAILS AND SPECIFICATIONS, AND A CODE OR REGULATION, THE DECISION OF THE VERMONT DEPT. OF HEALTH OR THE MUNICIPAL WATER DEPARTMENT SHALL BE BINDING.
- CONNECTION TO AN EXISTING WATER MAIN SHALL BE DONE BY OR UNDER THE SUPERVISION OF, AND WITH THE APPROVAL OF THE MUNICIPAL WATER DEPARTMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND PERMISSION TO MAKE THE CONNECTION AND TO COORDINATE ALL PARTIES INVOLVED IN THE PROCESS. THE MUNICIPAL WATER DEPARTMENT AND ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE INTENDED CONNECTION TIME.
- ALL WATER MAINS SHALL HAVE AT LEAST A TEN (10) FOOT SEPARATION HORIZONTALLY FROM SANITARY SEWERS.
- ALL PUBLIC AND PRIVATE WATER MAINS: 1) 4\"/>

SEWER CONSTRUCTION AND TESTING NOTES

- All sewer pipe shall be PVC SDR 35 gravity sewer pipe manufactured in conformance with ASTM D 3034 (4\"/>

ARCHITECT

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www.jrmaestudiostudio.com

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SHELburnE VERMONT

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OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING, INC.
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 644-0544

STAMP

STATE OF VERMONT
DOUGLAS
HEWITT
NO. 7478
CIVIL
PROFESSIONAL ENGINEER

Issue Date Issue Date

Project

Drawing Title **SITE DETAILS**

Project No. 8163 Drawn By: BEG Date: 2/10/15 Scale: N.T.S.

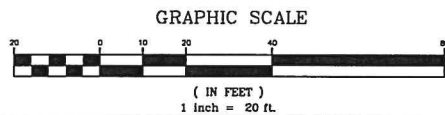
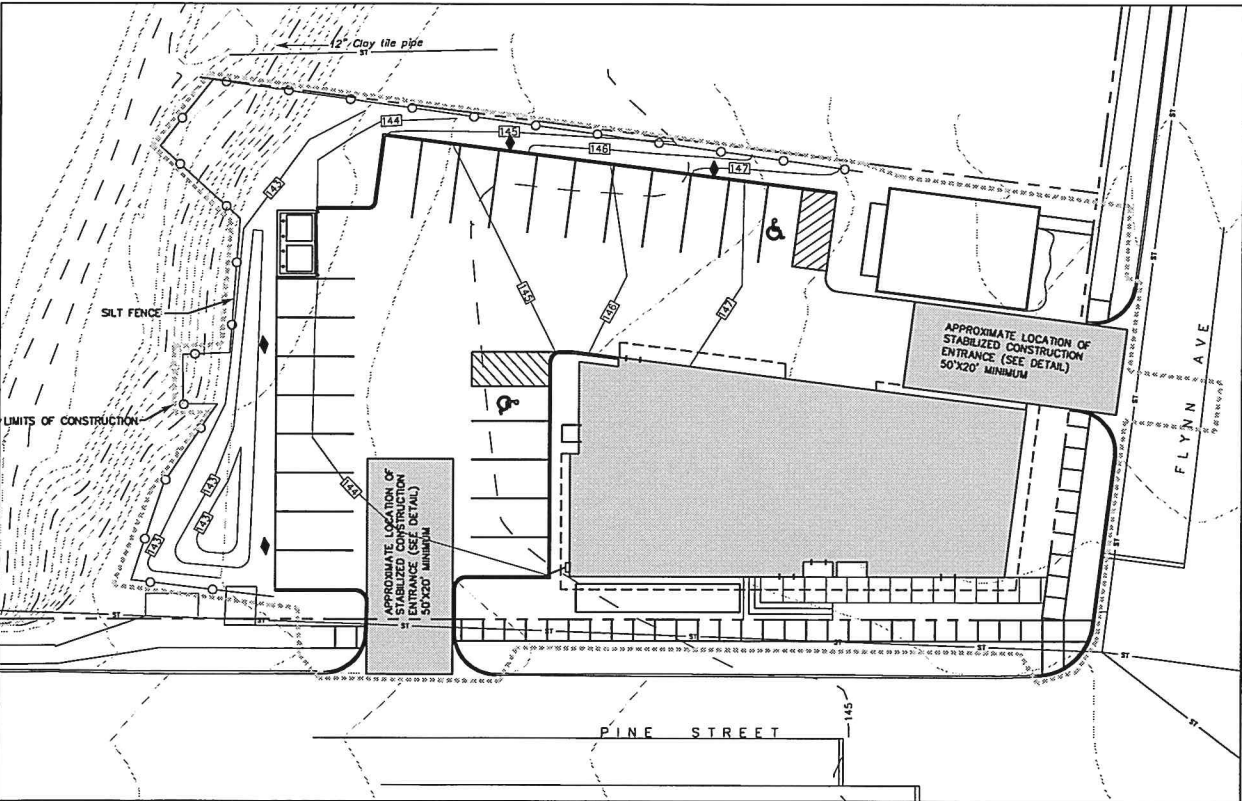
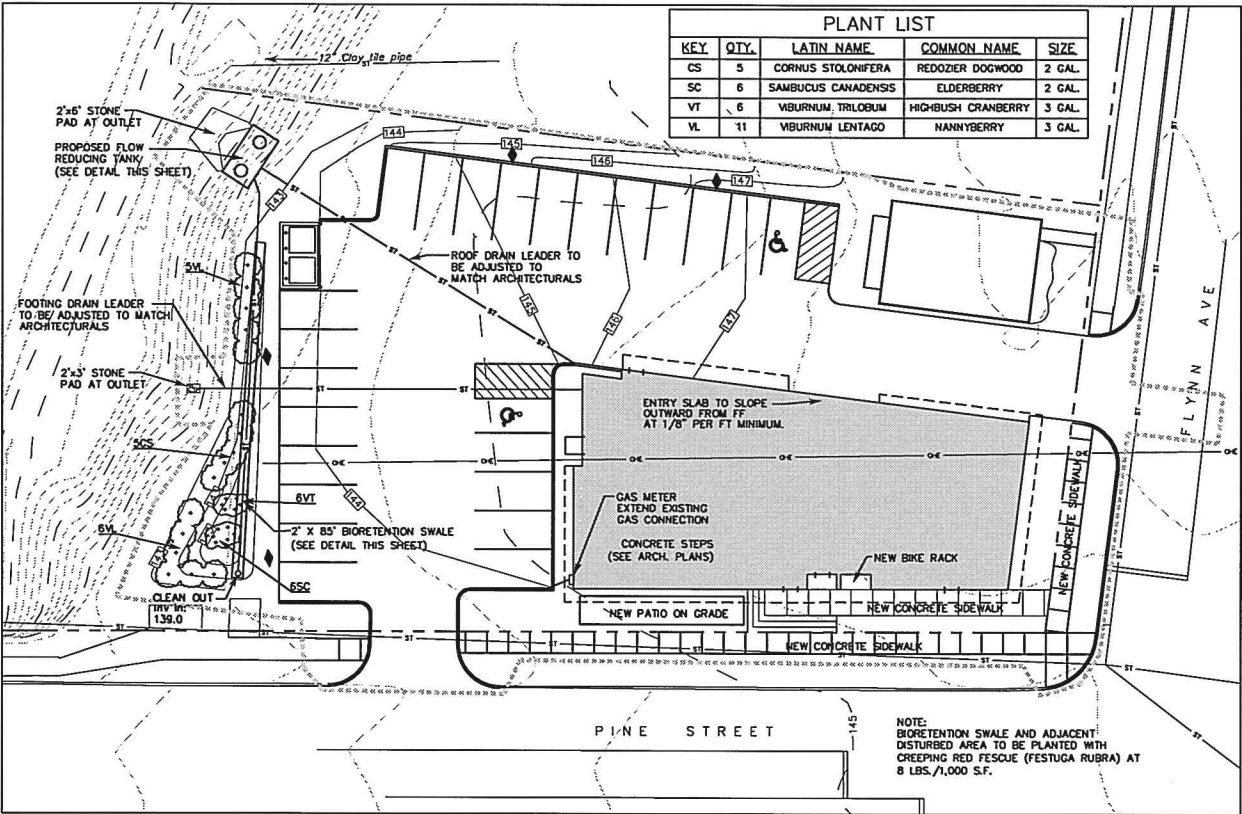
Sheet No.

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PLANNING & ZONING



STORMWATER SYSTEM MAINTENANCE REQUIREMENTS

- The system is to be inspected annually after spring snow melt, prior to June 15th. The inspection shall evaluate the operation and maintenance and condition of the stormwater collection, treatment and control system.
- The stormwater treatment tank is to be inspected monthly and after significant rainfall events.
- The owner shall prepare an annual inspection summary which shall be submitted to the Burlington Department of Public Works and the State of Vermont Stormwater Office by July first of each year. The report shall include the dates and details of all stormwater system maintenance and repairs performed in the previous year.
- The inspection shall include an evaluation of all catch basins, treatment tank, and natural areas. The features are to be inspected for sediment accumulation and stability.
- Sediment shall be removed from the catch basins when the sediment level is within 10" of the pipe invert and from the treatment tank when the depth reaches 6".
- Any sediment or erosion observed on the site shall be removed/repairs and full vegetation reestablished.

PROJECT DESCRIPTION

The project consists of the construction of a Multi-Use Building at 316 Flynn Avenue on the lot of the currently operating Pine Street Deli and the associated utilities, parking and landscaping. The improvements will include reconstruction of the adjacent city sidewalks and the installation of a stormwater attenuation and treatment tank.

Using the state of Vermont stormwater guidelines, the risk category has been defined as "Low". The site improvements include items that will be phased (building excavation and construction, sidewalk replacement, site grading, utility installation and replacement, etc.) to minimize the time of exposed soils.

EXISTING CONDITIONS

The site runoff from the existing site runs to Engleby Brook via sheet flow, gutter flow, a catch basin in Flynn Avenue and the Outlet drainage pipe in Pine Street. The site has no collection system with all the runoff exiting the site via sheet flow and overland flow. The majority of the site is covered by paved parking and rooftops.

Soils -

The soils along the brook are mapped by the NRCS as Munson and Belgrade Silt Loams with C & D Hydrologic Soils Groups.

STORMWATER TREATMENT AND DRAINAGE CONSIDERATIONS -

The proposed stormwater treatment methods are the result of space limitations and the poor infiltration properties of the underlying soils. The inclusion of catch basins and roof drain systems create a concentration of runoff to a new culvert to Engleby Brook. The installation of a Flow Attenuator/Sedimentation Tank prior to the final discharge is the most efficient method of improving the runoff characteristics of the site. Impervious portions of the site will continue to drain to the adjacent street systems and runoff directly to Engleby Brook.

Site Runoff will continue to enter the City of Burlington Municipal Stormwater system and the adjacent brook (Engleby) via overland flow, gutter flow, on-site and municipal catch basins, storm pipes and a new treatment structure. The overall impervious area of the site will be reduced by approximately 2,200 sf with 9,000 sf of the new roof and paved surfaces being routed through the treatment tank.

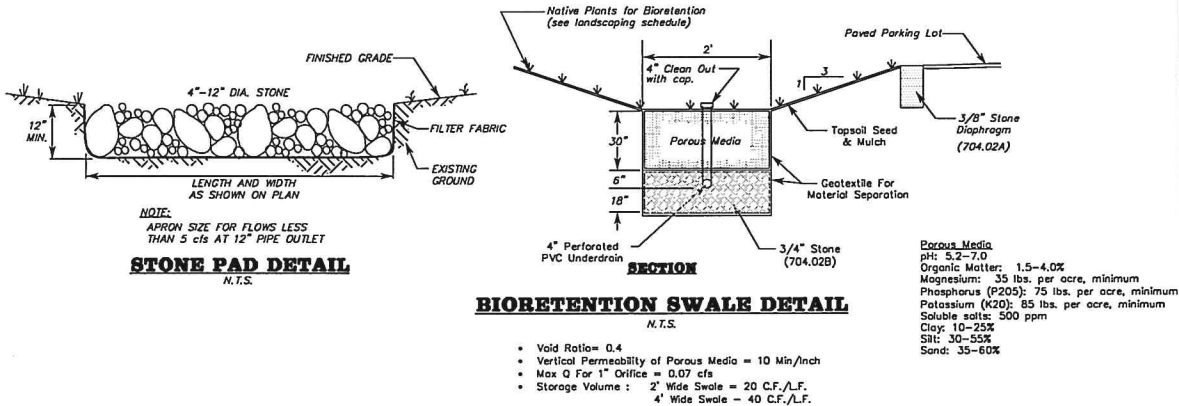
RUNOFF ATTENUATION -

The resulting stormwater design, including the Flow Reducer Tank, based on a TR-55 runoff model, will result in a reduction of the peak design flows for the 1, 2, 10, 25 and 100-year, 24-hour design storms as specified in the table included on the design plans and stormwater management details.

Existing Impervious Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	14,697 s.f.	0.34 acre	55.6%
Building Area	4,742 s.f.	0.11 acre	18.0%
Total Coverage	19,439 s.f.	0.45 acre	73.6%

Proposed Impervious Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	11,101 s.f.	0.25 acre	42.0%
Building Area	6,119 s.f.	0.14 acre	23.2%
Total Coverage	17,220 s.f.	0.40 acre	65.2%
Effective Impervious	17,220 s.f.	0.40 acre	65.2%
New Impervious	-2,219 s.f.	-0.05 acre	-8.4%

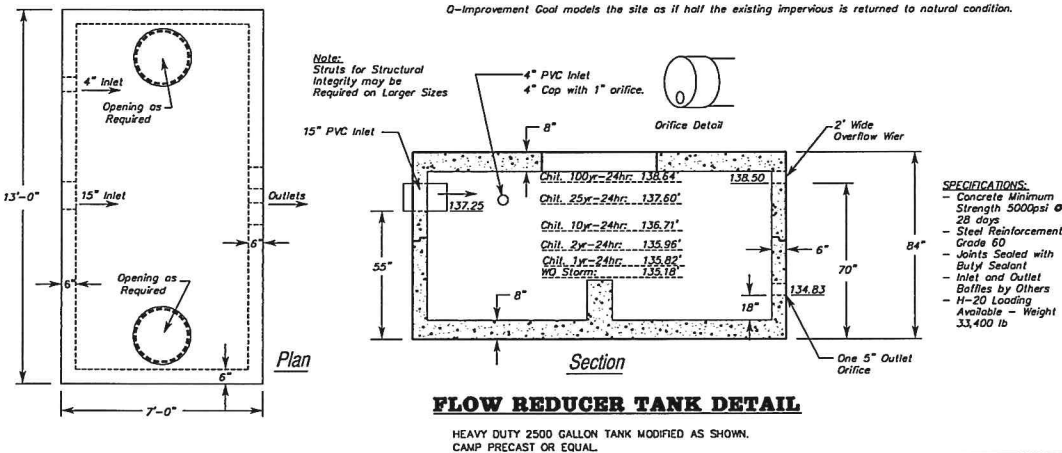
Impervious Surface Management		
Standard	Net New Impervious	Redeveloped/Existing Impervious
Water Quality	0 s.f.	13,373 s.f.
Runoff Reduction	0 s.f.	13,373 s.f.
Q1 Peak Control	0 s.f.	13,373 s.f.
Q10 Peak Control	0 s.f.	13,373 s.f.



Q-in / Q-out Of Treatment Tank		
Storm	Q-in	Q-out
WQ Storm	0.25 c.f.s.	0.24 c.f.s.
Chil. 1yr-24hr	0.64 c.f.s.	0.58 c.f.s.
Chil. 2yr-24hr	0.71 c.f.s.	0.63 c.f.s.
Chil. 10yr-24hr	1.00 c.f.s.	0.85 c.f.s.
Chil. 25yr-24hr	1.28 c.f.s.	1.05 c.f.s.
Chil. 100yr-24hr	1.63 c.f.s.	1.55 c.f.s.

Q Into Engleby Brook Before and After Construction			
Design Storm	Q-Pre Development	Q-Improvement Goal	Q-Post Development
WQ Storm	0.61 c.f.s.	0.49 c.f.s.	0.18 c.f.s.
Chil. 1yr-24hr	1.49 c.f.s.	0.75 c.f.s.	0.55 c.f.s.
Chil. 2yr-24hr	1.67 c.f.s.	0.90 c.f.s.	0.61 c.f.s.
Chil. 10yr-24hr	2.46 c.f.s.	1.63 c.f.s.	0.86 c.f.s.
Chil. 25yr-24hr	3.26 c.f.s.	2.42 c.f.s.	1.10 c.f.s.
Chil. 100yr-24hr	4.25 c.f.s.	3.41 c.f.s.	1.39 c.f.s.

Note: WQ flows based on calculations to maintain the minimum WQ Volume of 0.2"
Q-Improvement Goal models the site as if half the existing impervious is returned to natural condition.



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CLIENT

PINE & FLYNN
DEVELOPMENT

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CIVIL ENGINEER



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Issue	Date	Issue	Date

Project

STORMWATER MANAGEMENT
PLAN AND DETAILS

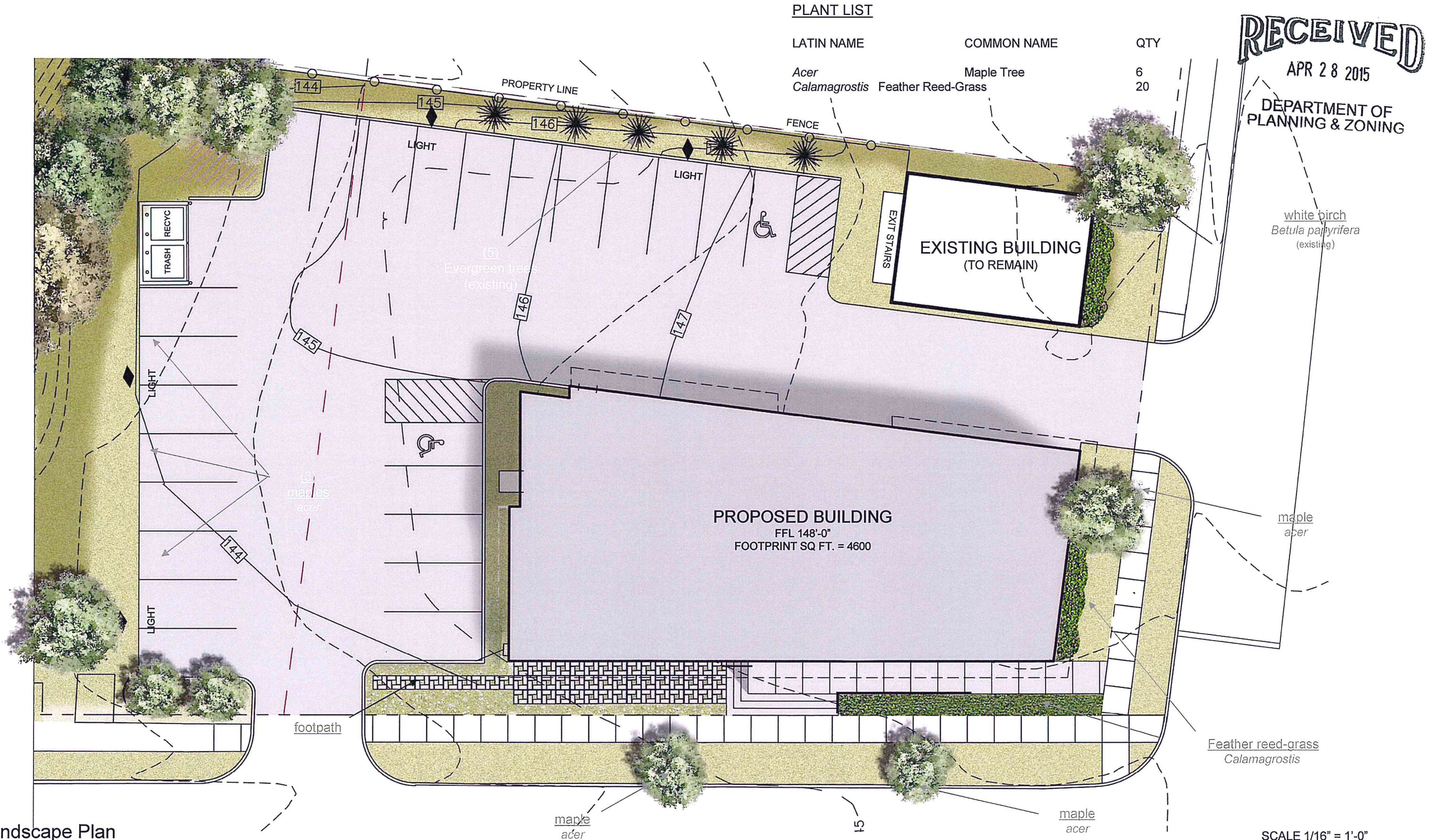
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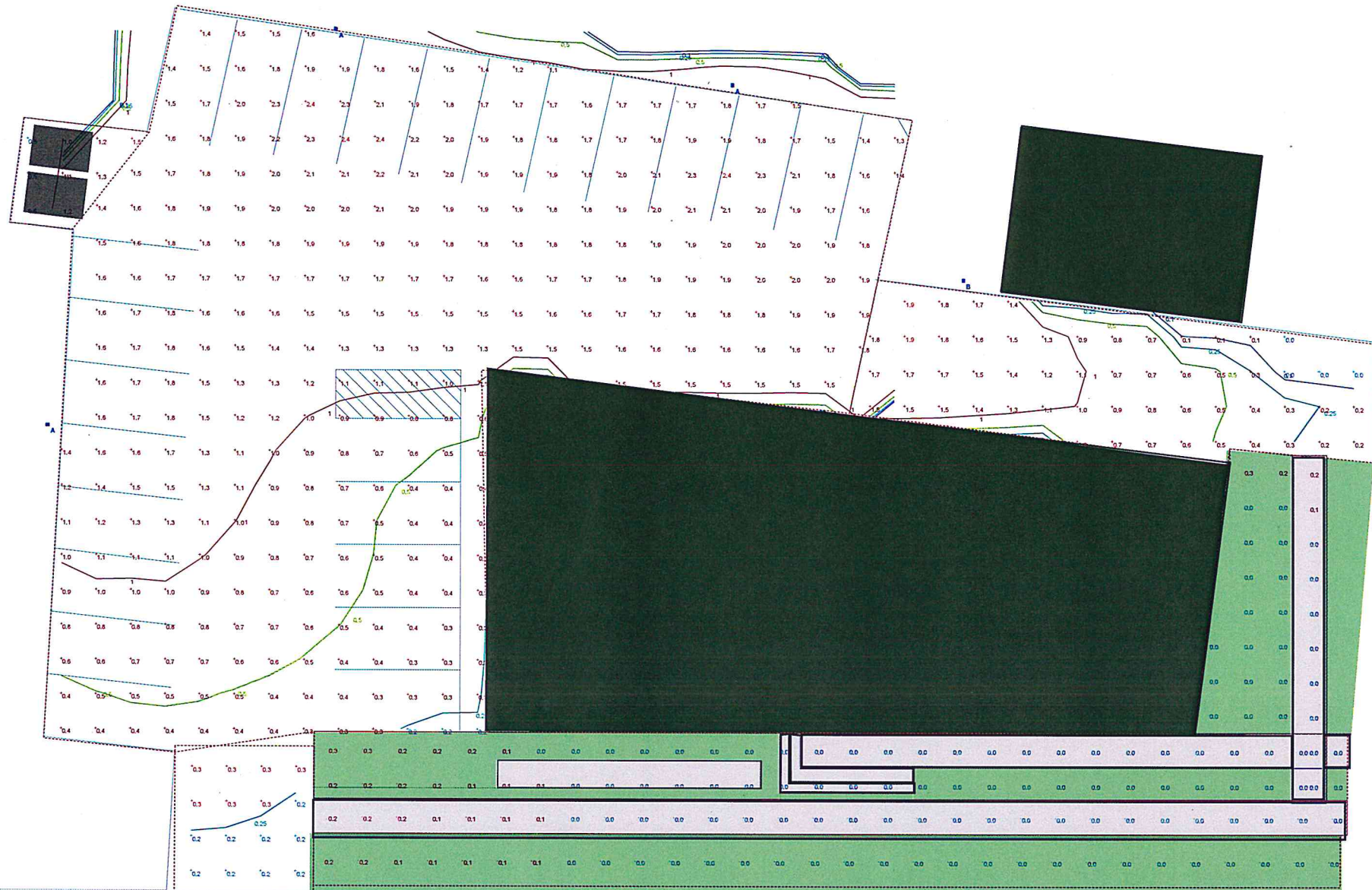
Floor(s)

Drawing No.



D3



Landscape Plan



Plan View
Scale - 1" = 10'

Luminaire Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Wattage
	A	3	Lithonia Lighting	DSX0 LED 40C 530 50K T4M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 5000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_41 OC_530_50K T4M_MVOL T_HS.ies	68
	B	1	Lithonia Lighting	DSX0 LED 20C 530 50K T2M MVOLT	DSX0 LED WITH (1) 20 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K, @ 530mA	LED	1	DSX0_LED_2 OC_530_50K T2M_MVOL T.ies	35

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Driveway Flynn Street	+	0.9 fc	1.9 fc	0.0 fc	N/A	N/A	0.5:1
Driveway Pine Street	+	0.2 fc	0.3 fc	0.2 fc	1.5:1	1.0:1	0.7:1
Dumpster	+	1.0 fc	1.5 fc	0.5 fc	3.0:1	2.0:1	0.7:1
Entry	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Front Lawn	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot	+	1.4 fc	2.4 fc	0.2 fc	12.0:1	7.0:1	0.6:1
Pine Street	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	0.0:1
Side Lawn	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
Sidewalk	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1
Sidewalk #2	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1

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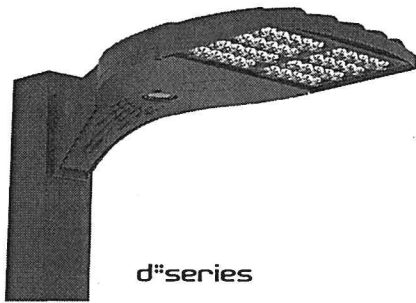
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Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.



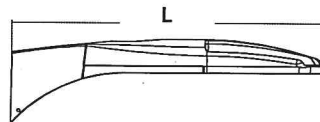
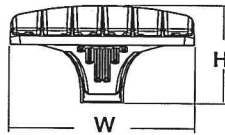
d#series

D-Series Size 0 LED Area Luminaire



Specifications

EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)

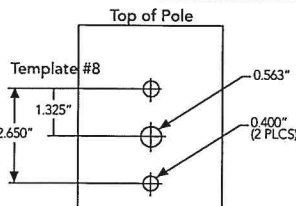


Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX0 LED	Forward optics 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) Rotated optics ¹ 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A) ²	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (70 CRI) AMBPC Amber phosphor converted ³	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT ⁴ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately ⁷ KMA8 Mast arm mounting bracket adaptor (specify finish)	Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁸ DMG 0-10V dimming driver (no controls) ⁹ DCR Dimmable and controllable via ROAM ¹⁰ (no controls) ¹⁰ PIR Motion sensor, 8-15' mounting height ¹¹ PIRH Motion sensor, 15-30' mounting height ¹¹ BL30 Bi-level switched dimming, 30% ¹² BL50 Bi-level switched dimming, 50% ¹²	Shipped installed HS House-side shield ¹³ SF Single fuse (120, 277, 347V) ¹⁴ DF Double fuse (208, 240, 480V) ¹⁴ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ¹⁵	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANSI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories

Ordered and shipped separately.

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹
SCU	Shorting cap ¹³
DSX0HS 20CU	House-side shield for 20 LED unit ¹³
DSX0HS 30CU	House-side shield for 30 LED unit ¹³
DSX0HS 40CU	House-side shield for 40 LED unit ¹³
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁵
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

For more control options, visit DCL and AQAM online.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
	DSX0 LED 40C 700			
	1	0.99	0.98	0.96

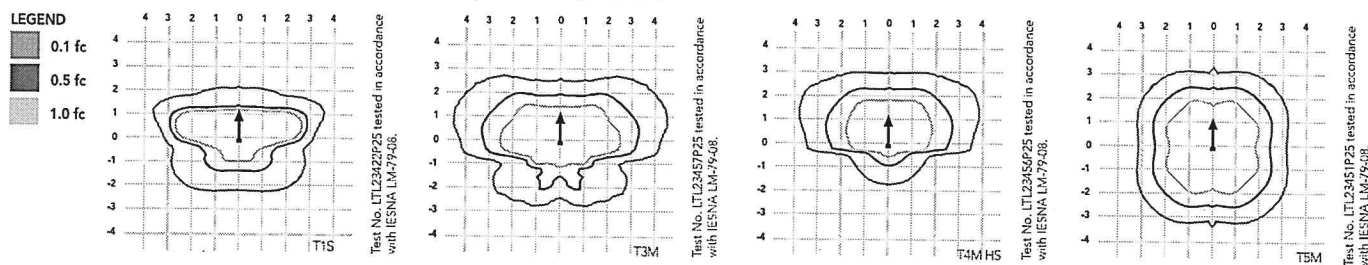
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft³) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.asp

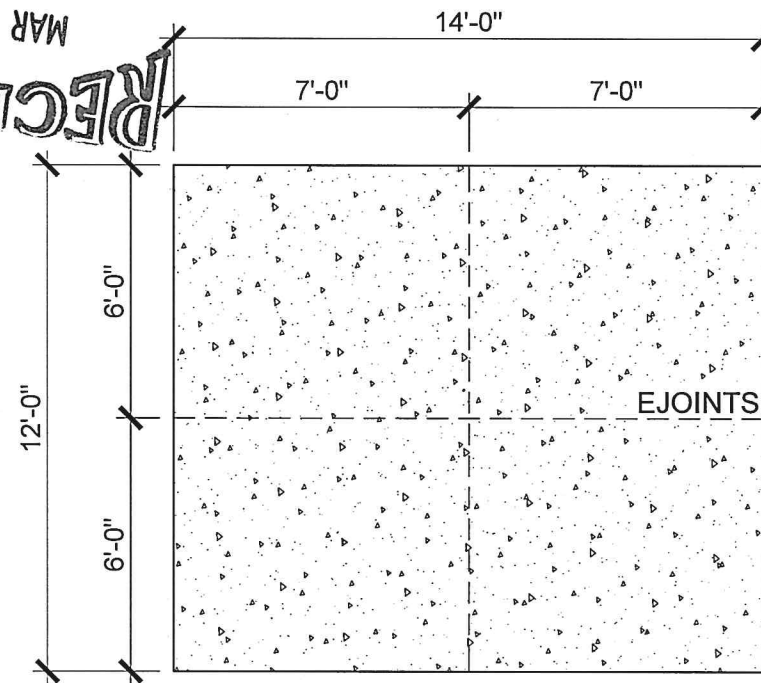
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



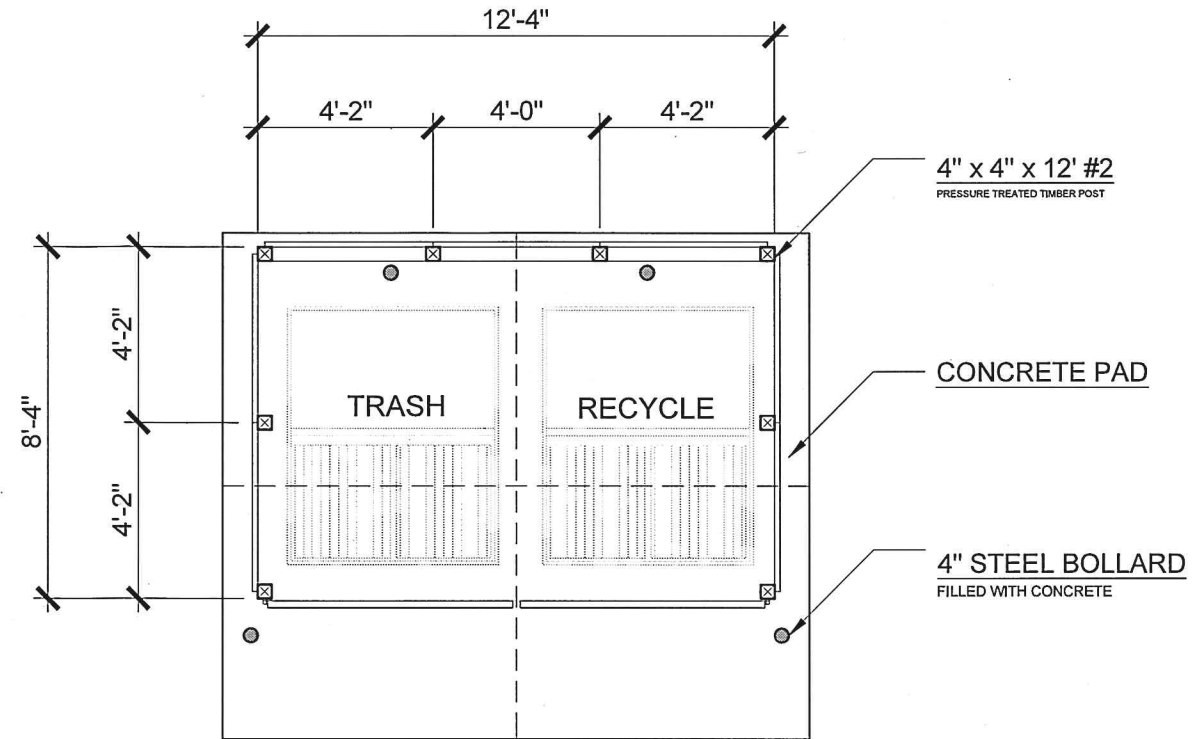
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DSX0-LED
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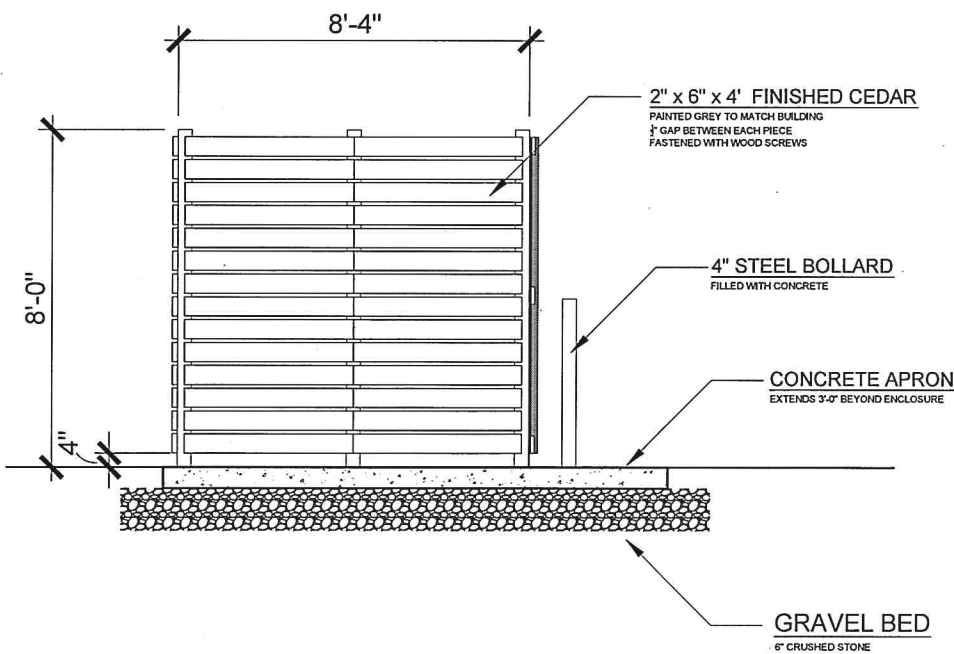
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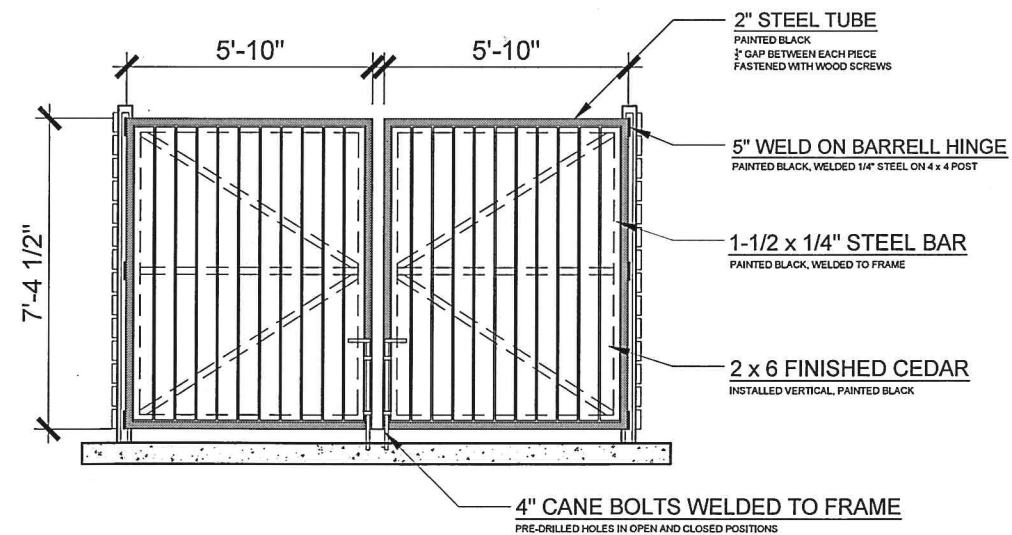
01 L-4 CONCRETE PAD PLAN VIEW SCALE 1/2" = 1'-0"



02 L-4 ENCLOSURE PLAN PLAN VIEW SCALE 1/2" = 1'-0"



03 L-4 TRASH ENCLOSURE DETAILS PLAN VIEW SCALE 3/16" = 1'-0"



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SHELBOURNE VERMONT

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MECHANICAL ENGINEERING

Carlson Mechanical, Inc.

Paul A. Carlson
802-862-3809 ext'n 12
802-862-6245 Fax

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Issue Date Issue Date
ISSUED FOR BID 02-25

Project **PINE & FLYNN**

**TRASH ENCLOSURE
DETAILS**

Drawing Title

Project No. 2011-03 Drawn By **MFA**

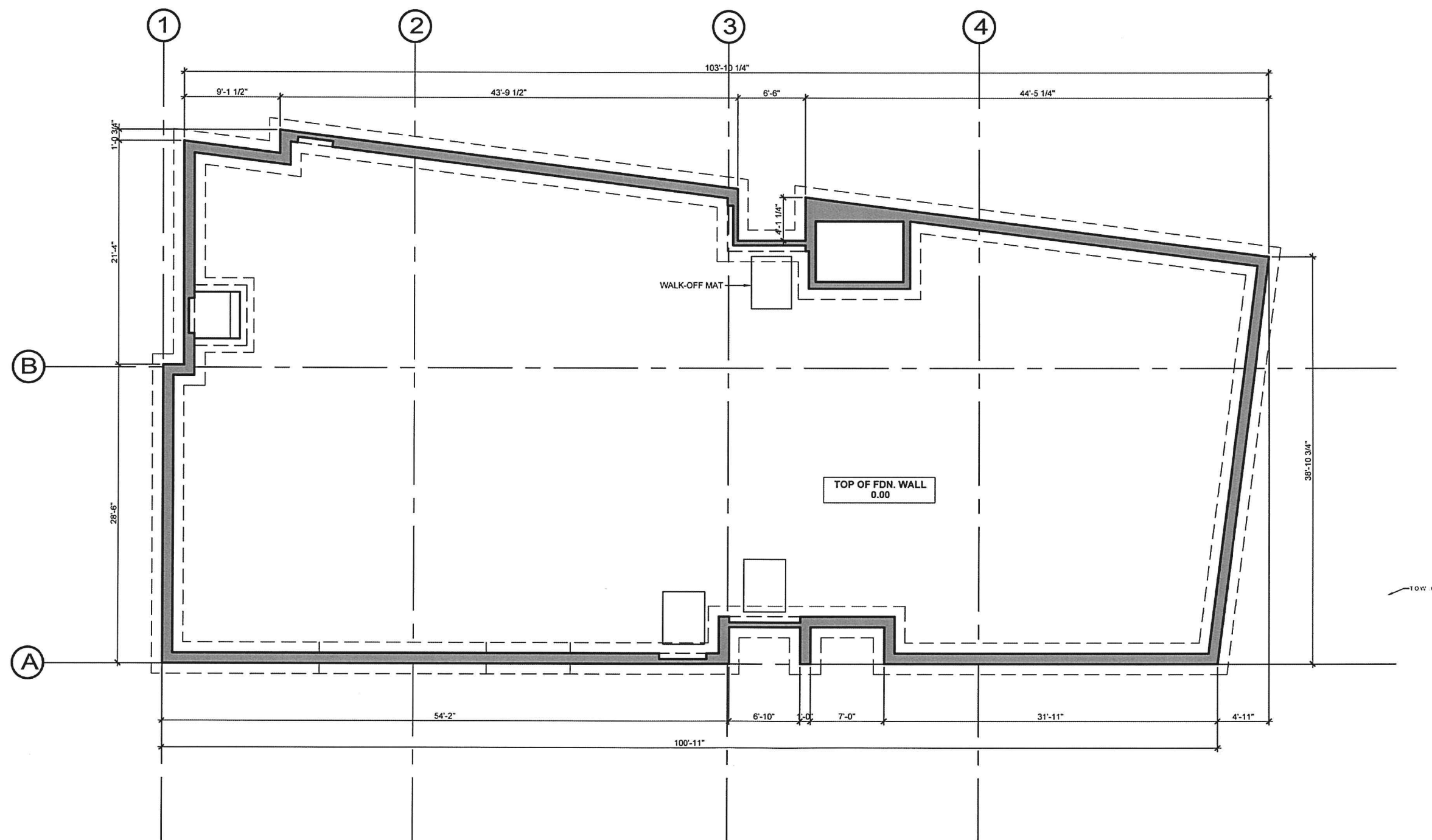
Floor(s) - N.A.

Drawing No.

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Foundation Plan

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Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

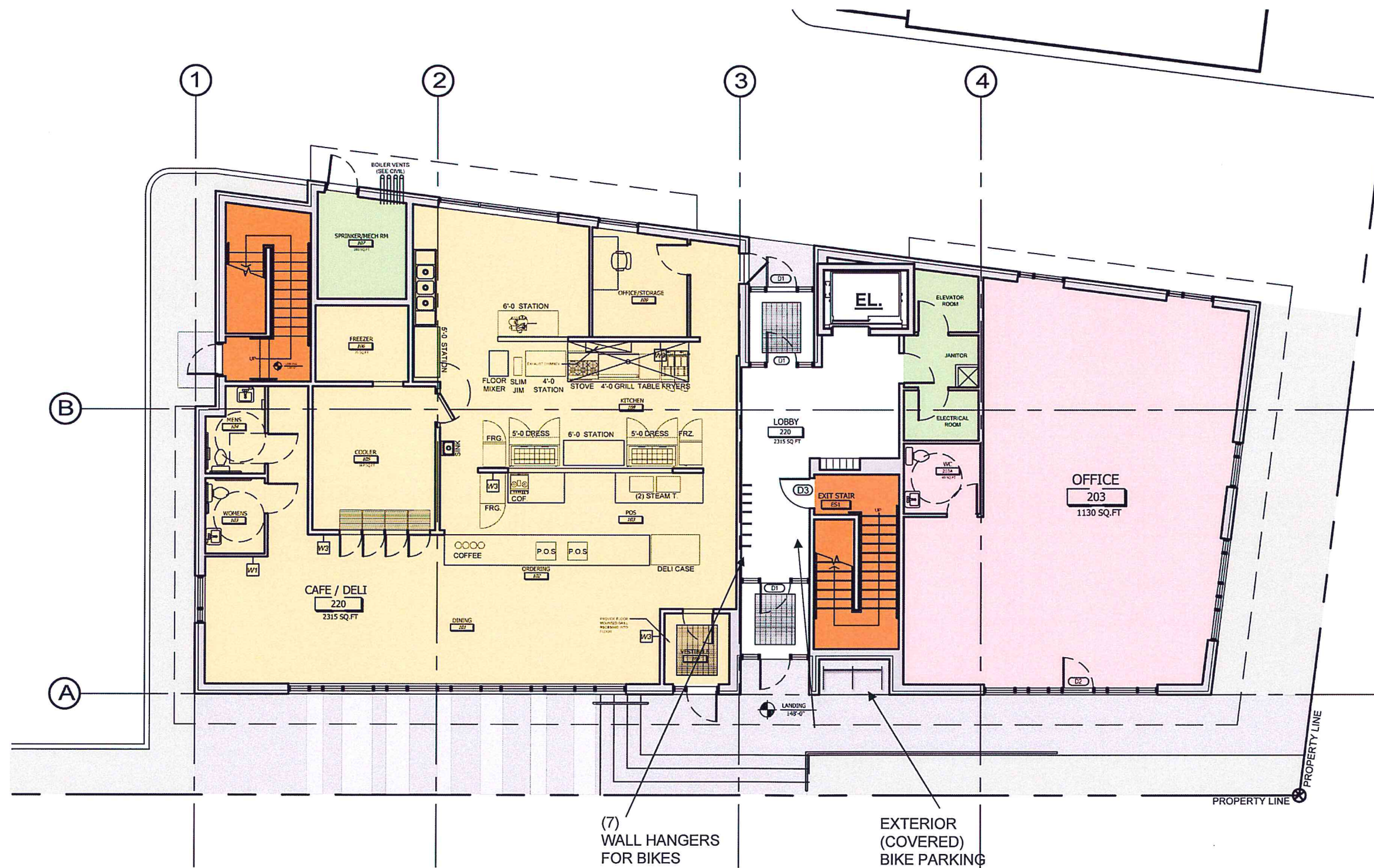
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SCALE 3/32" = 1'-0"

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Ground Level 148'-0"

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Pine Street & Flynn Ave: Mixed Use Building

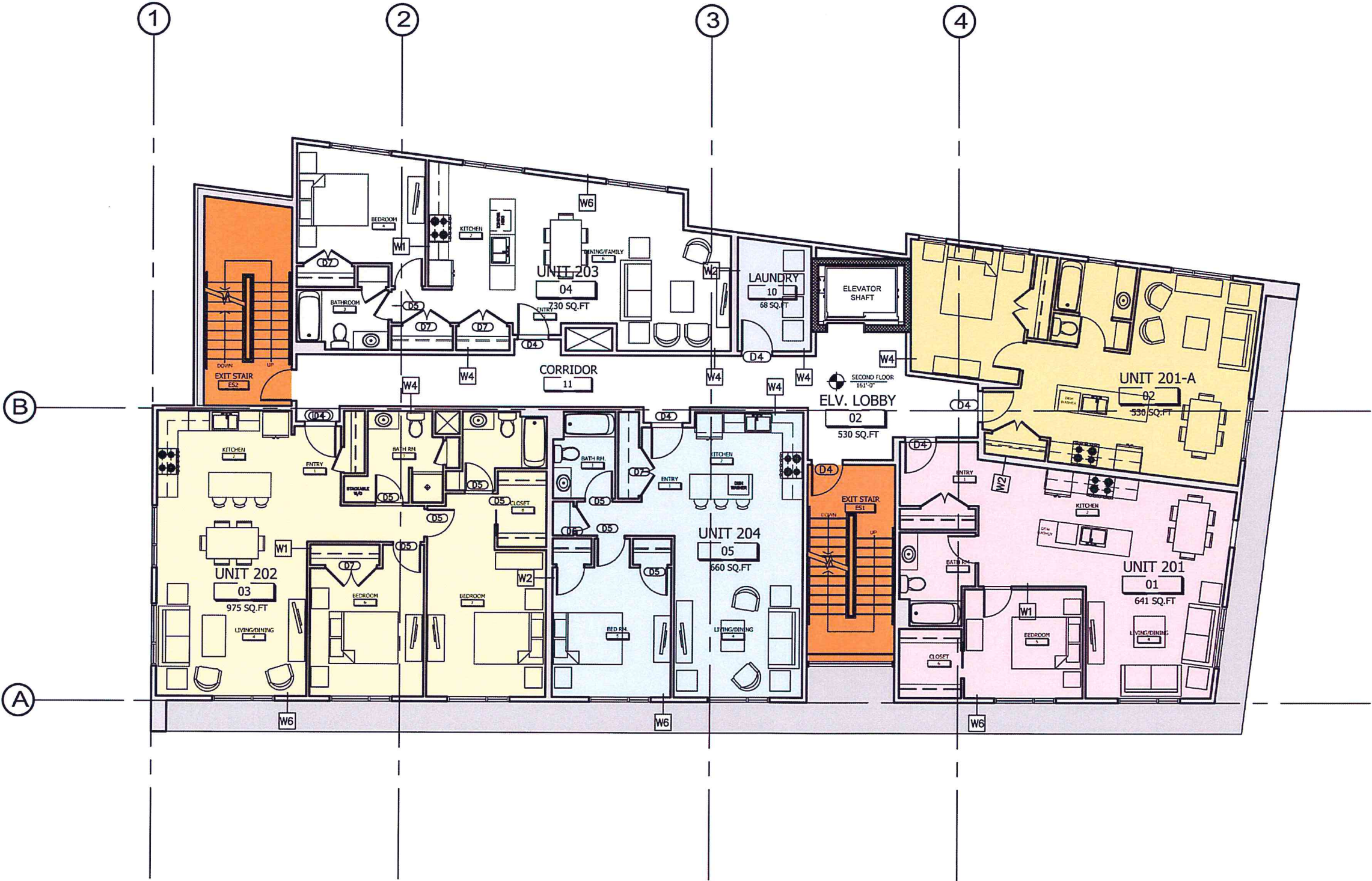
COA LEVEL II

2015

SCALE 3/32" = 1'-0"

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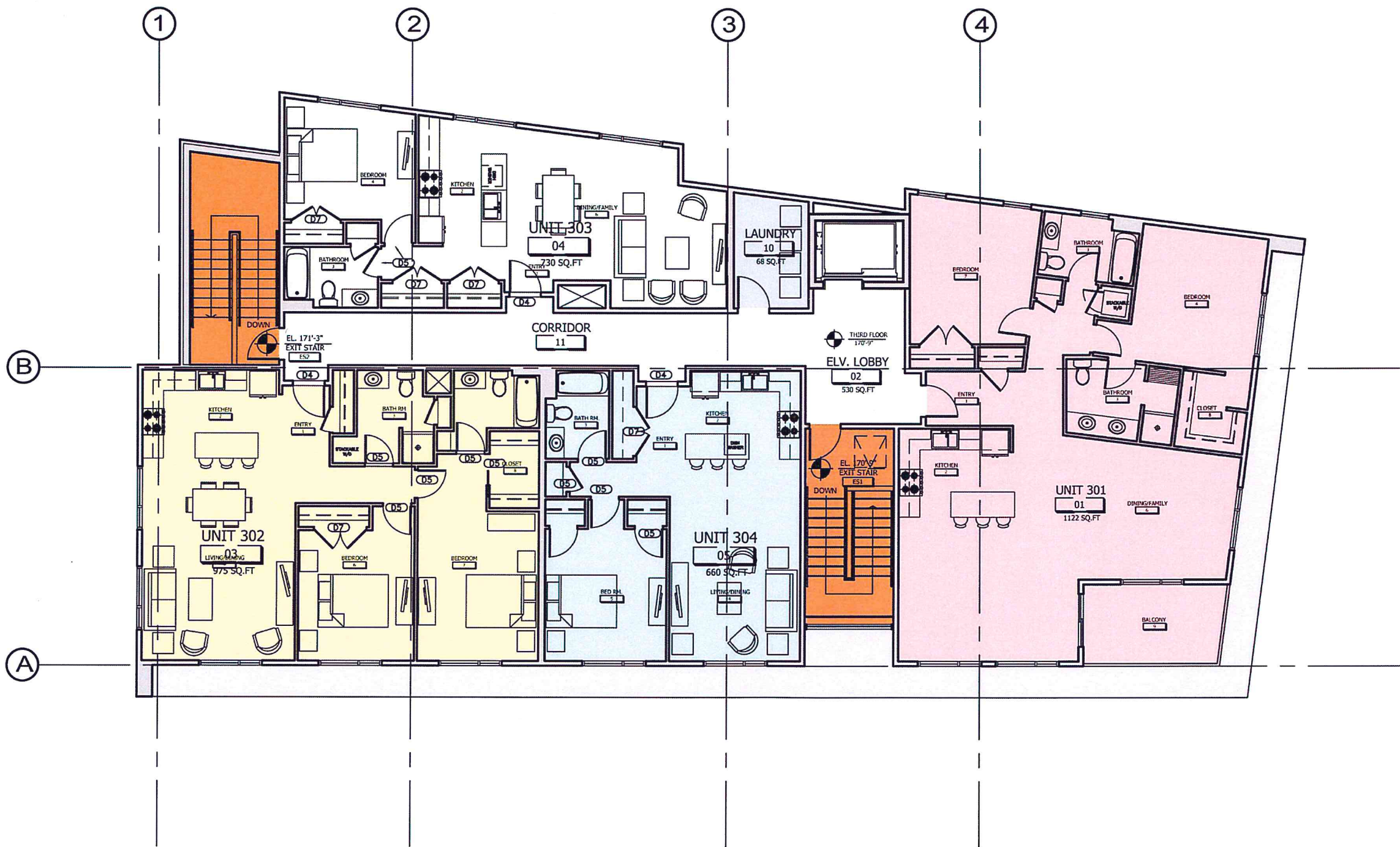


2nd Floor Level 161'-0"

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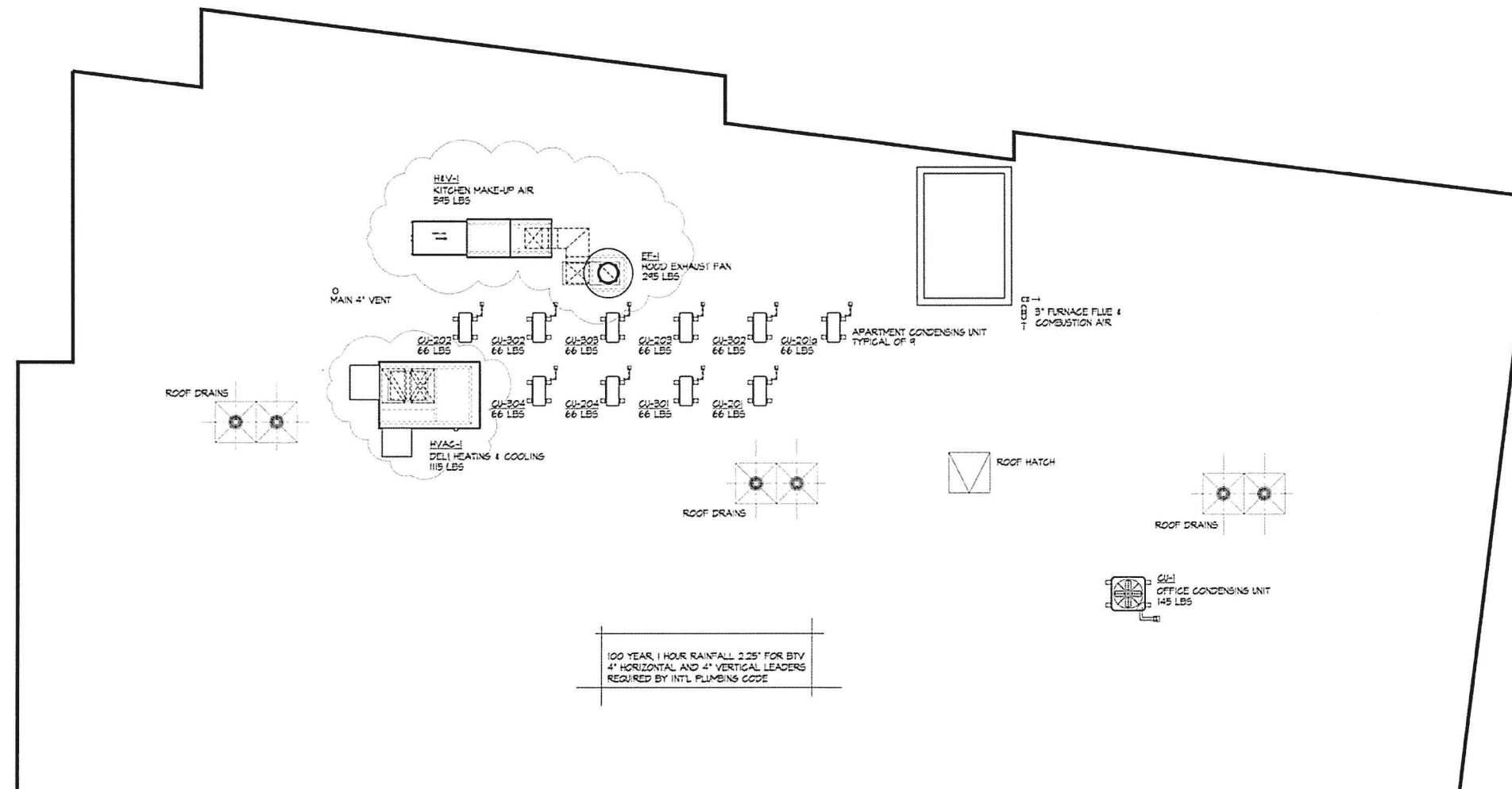
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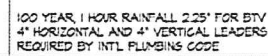
3rd Floor Level 171'-3"

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A204

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RENDERING| PINE STREET

JRMA | DESIGN STUDIO architects + development + interiors

Pine Street & Flynn Ave: Mixed Use Building |

COA LEVEL II |

2015 |

SCALE 3/32" = 1'-0"

A-RE

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WEST ELEVATION | PINE STREET

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COA LEVEL II

2015

SCALE 3/32" = 1'-0"

A400

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WEST ELEVATION | PINE STREET (w/screening)

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COA LEVEL II

2015

SCALE 3/32" = 1'-0"

A400-1

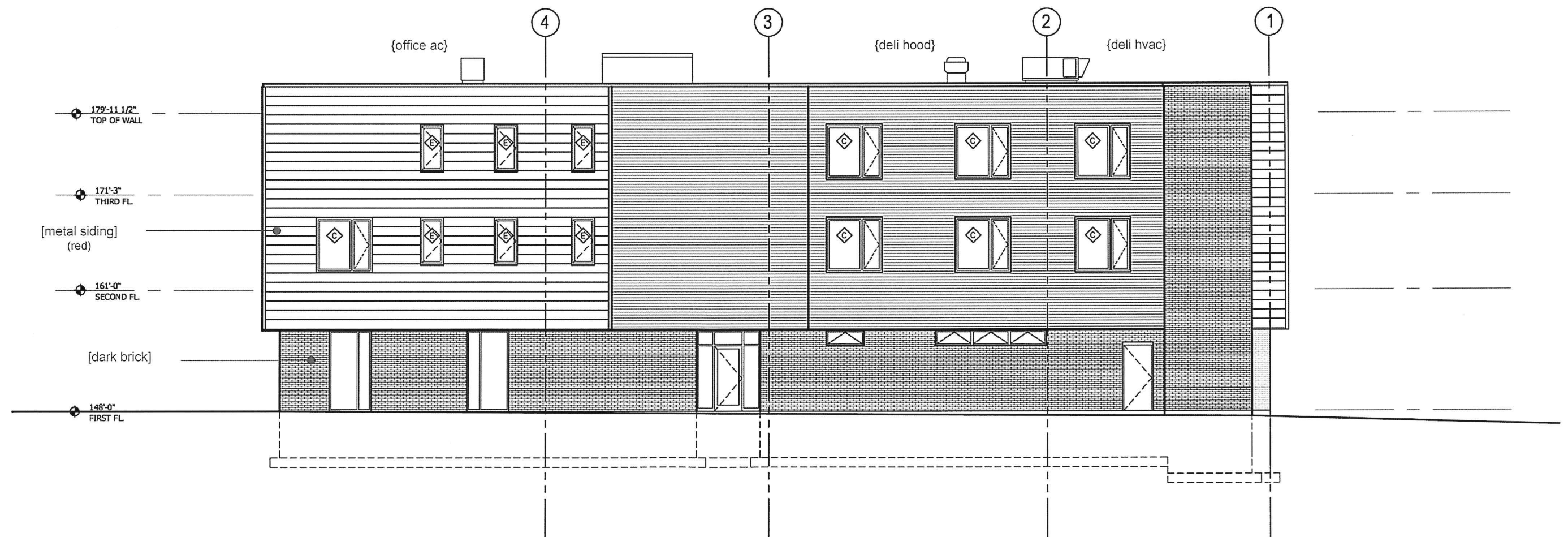
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EAST ELEVATION

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COA LEVEL II

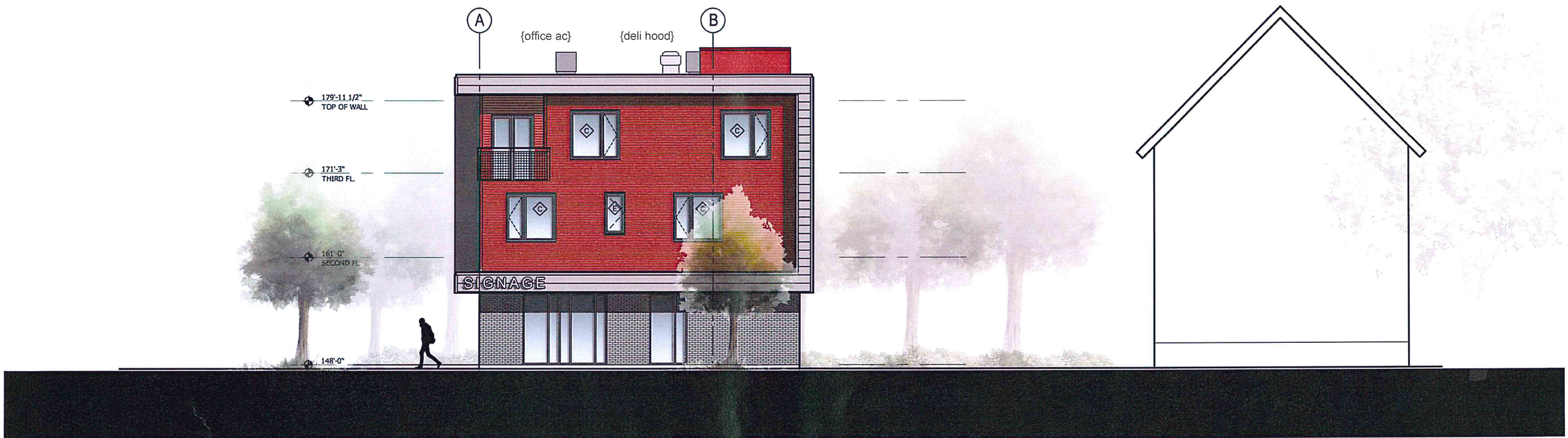
2015

SCALE 3/32" = 1'-0"

A401

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SOUTH ELEVATION | FLYNN AVE

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COA LEVEL II |

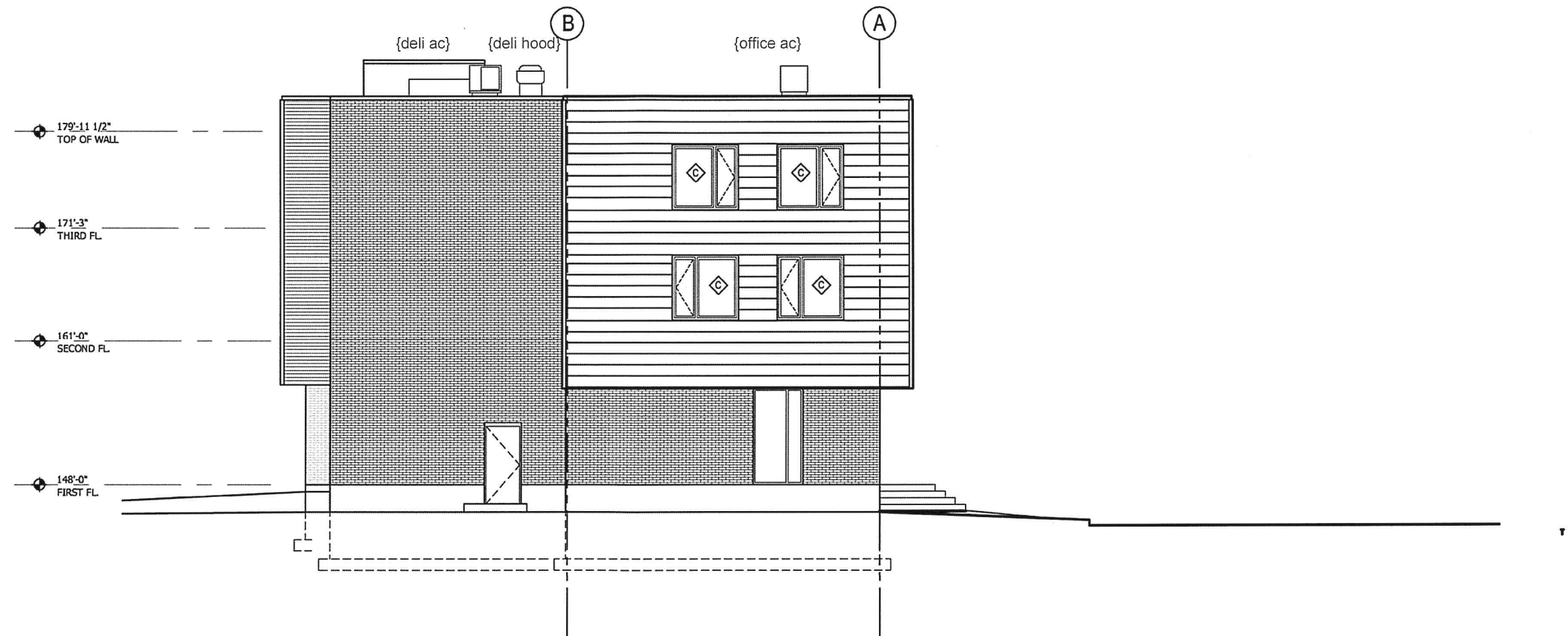
2015 |

SCALE 3/32" = 1'-0"

A402

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NORTH ELEVATION

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Pine Street & Flynn Ave: Mixed Use Building

COA LEVEL II

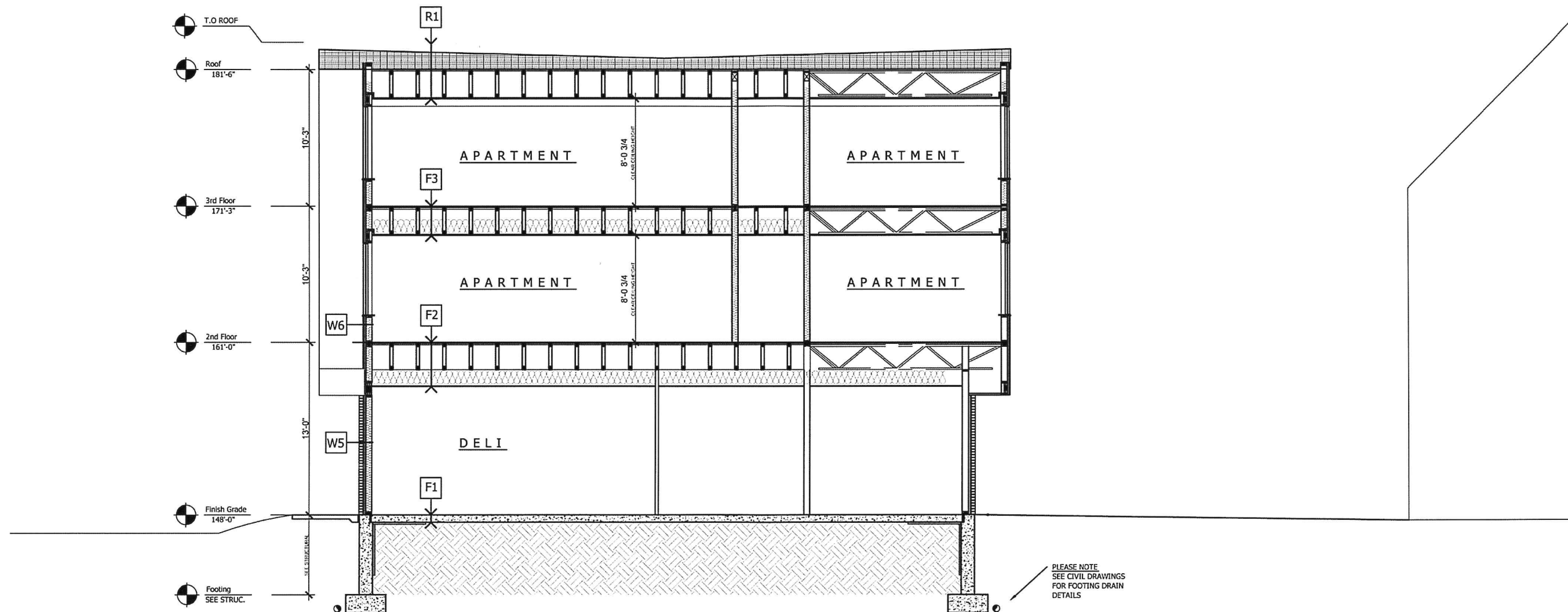
2015

SCALE 3/32" = 1'-0"

A403

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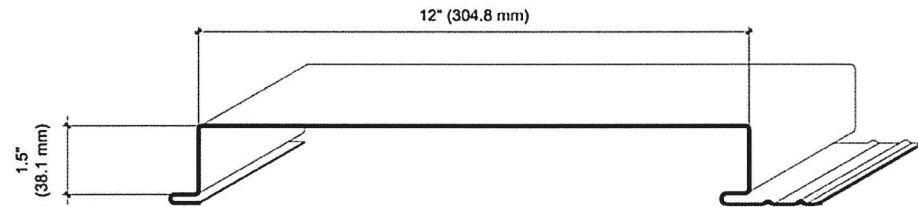
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Site Section A-A

1-888-758-9758

Wall Panel - DW-1

**FEATURES**

- DW panels have no exposed fasteners for a clean, continuous aesthetic offered in stucco embossed or smooth finishes.
- Architectural flush panel was designed for usage in vertical or horizontal applications on walls, fascia's, or soffits.
- Easy to install tongue-and-groove engagement system.
- The DW panels features a common lock-joint design that allows for creative mix and match of panels.

SEAM HEIGHT / PANEL DEPTH

- 1 1/2" [38.1mm]

PANEL COVER WIDTH

- 12" [304.8mm]

METAL OPTIONS

- 18 [1.19mm], 20 [.91mm], 22 [.76mm], 24 [.60mm], & 26 [.48mm] gauge G90 galvanized steel, Galvalume®
- .032" [.81mm], .040" [1mm] & .050" [1.27mm] aluminum
- 20 [.91mm], 22 [.76mm] & 24 [.60mm] gauge stainless steel
- 16 oz. or 20 oz. Natural Copper

Other metal options are available

SURFACE OPTIONS

- Perforated
- Embossed

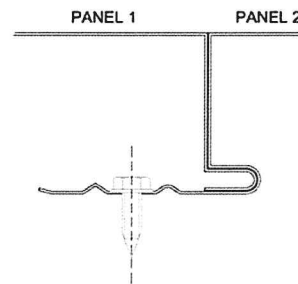
FINISHES

- Symphony™ Silicone Polyester
- Symphony™ Kynar500® (PVDF)
- Acrylic Coated Galvalume®
- Galvalux™ Acrylic Coated G90 Galvanized

PANEL LENGTHS

- 5ft. [1.52m] to 45 ft. [13.71 m] standard

Shorter & longer lengths available – contact Steellogic.

ASSEMBLY DETAIL:

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Steellogic Quality Solutions in Metal

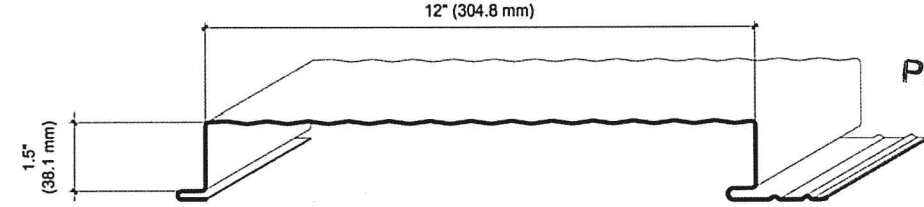
Revised 12/2013

www.steellogic.com

Questions? Contact our Technical Department at:
ptech@steellogic.com

1-888-758-9758

Wall Panel - DW-2

**FEATURES**

- DW panels have no exposed fasteners for a clean, continuous aesthetic offered in stucco embossed or smooth finishes.
- Architectural flush panel was designed for usage in vertical or horizontal applications on walls, fascia's, or soffits.
- Easy to install tongue-and-groove engagement system.
- The DW panels features a common lock-joint design that allows for creative mix and match of panels.

SEAM HEIGHT / PANEL DEPTH

- 1 1/2" [38.1mm]

PANEL COVER WIDTH

- 12" [304.8mm]

METAL OPTIONS

- 18 [1.19mm], 20 [.91mm], 22 [.76mm], 24 [.60mm], & 26 [.48mm] gauge G90 galvanized steel, Galvalume®
- .032" [.81mm], .040" [1mm] & .050" [1.27mm] aluminum
- 20 [.91mm], 22 [.76mm] & 24 [.60mm] gauge stainless steel
- 16 oz. or 20 oz. Natural Copper

Other metal options are available

SURFACE OPTIONS

- Perforated
- Embossed

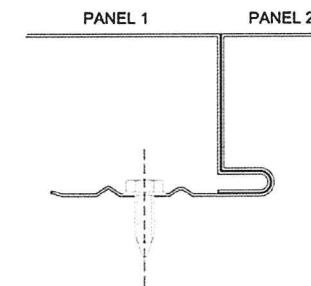
FINISHES

- Symphony™ Silicone Polyester
- Symphony™ Kynar500® (PVDF)
- Acrylic Coated Galvalume®
- Galvalux™ Acrylic Coated G90 Galvanized

PANEL LENGTHS

- 5ft. [1.52m] to 45 ft. [13.71 m] standard

Shorter & longer lengths available – contact Steellogic.

ASSEMBLY DETAIL:

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Steellogic Quality Solutions in Metal

Revised 12/2013

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Questions? Contact our Technical Department at:
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METAL PANEL DETAILS

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COA LEVEL II |

2015 |

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